



# WASHOE COUNTY BOARD OF ADJUSTMENT **DRAFT** Meeting Minutes

## Board of Adjustment Members

Kristina Hill, Chair  
Clay Thomas, Vice Chair  
Don Christensen  
Rob Pierce  
Brad Stanley

Thursday, May 5, 2022

1:30 p.m.

Washoe County Administrative Complex  
Commission Chambers  
1001 East Ninth Street  
Reno, NV

## Secretary

Trevor Lloyd

and available via  
Zoom Webinar

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### 1. Determination of Quorum

Chair Hill called the meeting to order at 1:31 p.m. The following members and staff were present:

Members Present: Kristina Hill, Chair  
Don Christensen  
Rob Pierce  
Brad Stanley

Members Absent: Clay Thomas, Vice-Chair

Staff Present: Roger Pelham, Sr. Planner, Planning and Building Division  
Julee Olander, Planner, Planning and Building Division  
Katy Stark, Planner, Planning and Building Division  
Michael Large, Deputy District Attorney, District Attorney's Office  
Lacey Kerfoot, Recording Secretary, Planning and Building Division  
Adriana Albarran, Recording Secretary, Planning and Building Division

Staff Absent: Trevor Lloyd, Planning Manager, Planning and Building Division

### 2. Pledge of Allegiance

Member Christensen led the pledge of allegiance.

### 3. Ethics Law Announcement

Deputy District Attorney Large recited the Ethics Law standards.

### 4. Appeal Procedure

Senior Planner Pelham recited the appeal procedure for items heard before the Board of Adjustment.

## 5. Public Comment

There was no response to the request for public comment.

## 6. Approval of the May 5, 2022 Agenda

In accordance with the Open Meeting Law, Member Pierce moved to approve the agenda of May 5, 2022, with the amendment of continuing item 8H. Member Stanley seconded the motion, which carried unanimously.

## 7. Approval of the April 7, 2022 Draft Minutes

Member Stanley moved to approve the minutes of April 7, 2022 as written. Member Christensen seconded the motion, which was carried unanimously.

## 8. Public Hearing Items

**A. Amendment of Conditions Case Number WAC22-0003 (Extension of Time for WSUP19-0003, Vya Monopole) [For possible action]** - For hearing, discussion, and possible action to approve an amendment of conditions to extend the approval of Special Use Permit Case Number WSUP19-0003 for two additional years, until June 6, 2024. The original approval was for a new wireless cellular facility consisting of a 150-foot-high monopole structure, equipment shelter, outdoor generator and LP tank.

- Applicant: Commnet of Nevada, Attn: Jourdan Enouen
- Property Owner: United States of America – Bureau of Land Management, Attn: Lindsey Moyer
- Location: On the south side of Dugway Road, approximately 1.5 miles southwest of its intersection with County Road 34, in the area of Vya, Northern Washoe County
- APN: 061-010-49
- Parcel Size: ± 774 acres
- Master Plan: Rural
- Regulatory Zone: General Rural
- Area Plan: High Desert
- Development Code: Authorized in Article 324, Communication Facilities and Article 810, Special Use Permits
- Commission District: 5 – Commissioner Herman
- Staff: Roger D. Pelham, MPA, Senior Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775-328-3622
- Email: [rpelham@washoecounty.gov](mailto:rpelham@washoecounty.gov)

Senior Planner Pelham provided a presentation.

Applicant representative Julie Krekeler with CIS Communications did not provide a presentation but did inform the Board that Commnet has been diligently working with the BLM and the applicant has obtained approval to continue with the Sage-Grouse mitigation. Fieldwork is scheduled for the week of May 30<sup>th</sup>, with everything is expected to be completed by the end of July 2022.

Chair Hill asked when the applicant anticipated starting construction. Ms. Krekeler said after the Sage-Grouse mitigation is all completed which is expected to be end of July. Ms. Krekeler said they would be working with BLM for the lease agreement and zoning compliance has to be

complete before building permits are issued. She said we expect the September timeframe as long as there are no delays. The applicant would like to request the extension due to winter but expect to have it completed this year.

There was no response to Chair Hill's call for public comment.

Member Stanley asked about a letter received regarding Sage-Grouse markers and adding it as a possible condition. Mr. Pelham said that letter has to do with construction itself, and the applicant can voluntarily comply. It doesn't have to do with the request for an extension. Ms. Krekeler said she doesn't see it as an issue to make it a condition.

**Motion: Member Pierce moved that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve Amendment of Conditions Case Number WAC22-0003 for Commnet of Nevada with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30 and in accordance with the High Desert Area Plan:**

- (a) Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the High Desert Area Plan;
- (b) Improvements.** That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- (c) Site Suitability.** That the site is physically suitable for a telecommunications facility (monopole), and for the intensity of such a development;
- (d) Issuance Not Detrimental.** That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
- (e) Effect on a Military Installation.** Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.
- (f) High Desert Area Plan Policy 2.3.** The community character as described in the Character Statement can be adequately conserved through mitigation of any identified potential negative impacts

**Member Stanley seconded the motion which carried 4 to 0 in favor. Member Thomas was absent.**

**B. Administrative Permit Case Number WADMIN22-0003 (Rushing Care of the Infirm) [For possible action]** - For hearing, discussion, and possible action to approve an administrative permit to allow a self-contained travel trailer to be occupied on parcel 079-382-61 to be used for the care of an infirm resident.

- Applicant/Property Owner: Thomas Rushing
- Location: 1200 Bedell Road, Reno, NV 89508
- APN: 079-382-61
- Parcel Size: 10.89 acres
- Master Plan: Rural Residential
- Regulatory Zone: Low Density Rural (LDR)

- Area Plan: North Valleys
- Development Code: Authorized in Article 808, Administrative Permits & Article 310, Temporary Uses and Structures
- Commission District: 5 – Commissioner Herman
- Staff: Katy Stark, Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775-328-3618
- Email: [krstark@washoecounty.gov](mailto:krstark@washoecounty.gov)

Planner Stark provided a presentation.

Member Pierce had a question regarding the red lines where Planner Stark had crossed out “a signed affidavit from a [Nevada licensed] physician,” condition 1.c.4. Planner Stark said it was added at the end of condition three. This does include the annual renewal of an affidavit from a licensed physician. It's still a requirement.

Member Christensen said a physician assistant is not a physician. Planner Stark said a physician assistant would function in a role of a doctor. A great number of people see a physician assistant instead of a physician. Member Christensen said the affidavit clearly states it will be signed by a physician, not a physician assistant. He said if we will abide by the law, it needs to be signed by a physician. He said he is inclined to deny the approval. Exhibit D, signed by a physician assistant.

Member Stanley said advanced practice registered nurses could do many things a physician can, with some exceptions. He asked what the requirement for Nevada physicians is. DDA Large said in terms of section 110.310.35, Nevada Licensed Physician, the physician assistant is State of Nevada License PA208; while not meeting the technical definition of a licensed physician, for the sake of these permits, the Board may give some grace as to the needs to the individual. Staff will not prohibit them from applying for this. He said that is how it's interpreted. While the section says licensed physician, he said we could make it a condition of approval to make it less difficult for the person to qualify. Member Stanley asked how do we go about modifying the motion to include the condition of approval, as DDA Large noted. Senior Planner Pelham recommended for condition 1.c.3, strike the words 'Nevada licensed physician' and replace it with 'Nevada licensed healthcare professional.' DDA Large requested to add upon the death of the infirmed; the license be stopped.

Member Stanley said this is an annual process. If someone passes away, the license goes away? Planner Stark read condition 1.c.7. He said that addressed his questions.

Public Comment:

Gary Archie (chambers) said he is a property owner near the subject property. He said he was not against the request. He said he is also concerned about the statement with the nurse practitioner; a doctor should sign the affidavit. He said he has owned three parcels and a ranch out there since 1982. He said the properties are going for \$1.5 million. He said they are moving mobile homes out there. He said he owns Reno Rock and donated rock to improve the road. He said he didn't want the area to turn into a trailer park. He said his wife is on oxygen and sympathizes with the family. He said they had done a great job with the trailer. There are several families out there. He said he doesn't want his parcels to depreciate in value. If that is the case, he will subdivide the parcels. He said he understands the county is growing. Let's look at what is going on. He said he isn't against them. Chair Hill said code enforcement is looking at trailers as non-conforming.

Kyle Archie (Zoom), resident of Desert Sun, said his father previously spoke. Thomas Rushing has had the trailer for almost two years; he is filing this because code enforcement went out there. Why doesn't she live with him? Have we done any tests with the water table? It's a trailer park. The neighbors are appalled at this. Please take a good look at this. He's got his son living in one trailer and his mother in another trailer. He has a 50-foot single-wide trailer out there waiting to be set up.

Member Stanley asked for delineation between the application as a separate issue. Chair Hill said that code enforcement often makes the applicant come into compliance before it is approved. DDA Large said code enforcement responded to a complaint about the property. One is regarding the person living in the unit that is being taken care of with this item; the code enforcement rule will look at continued infractions and the penalty and fees need to be; if there is a further infraction, code enforcement will investigate it. This applicant is trying to do, trying to get one of the code enforcement violations into compliance which is what the county is encouraging, not having unpermitted trailers. Chair Hill said it's a step in the right direction.

Member Pierce said he has visited the site and has a couple of friends who live on the street but hasn't talked to them about this. He said he sympathizes with the comment about it having a few trailers out there. This application has nothing to do with rentals; it has to do with allowing his mother to live on the property for one year.

Member Stanley agreed with Member Pierce as did Chair Hill.

Member Christensen asked for clarification regarding the language for the healthcare professional. It was clarified that it will be changed to health care professional.

**Motion: Member Pierce moved that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Board of Adjustment approve Administrative Permit Case Number WADMIN22-0003 for Thomas Rushing, with the conditions included as Exhibit A to this matter, and with the amended conditions 1.c.3, changing the language from "Nevada licensed physician" to "Nevada licensed medical care provider" and the removal of condition 1.c.4, having made all five findings in accordance with Washoe County Development Code Section 110.808.25:**

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys Area Plan;**
- (b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;**
- (c) Site Suitability. That the site is physically suitable for a self-contained travel trailer to be used for the care of an infirm resident, and for the intensity of such a development;**
- (d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;**
- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.**

**Chair Hill seconded the motion. The motion carried 3 to 1 in favor. Member Christensen opposed. Member Thomas was absent.**

**C. Administrative Permit Case Number WADMIN22-0005 (Renown Music and Miracles Concert) [For possible action]** - For hearing, discussion, and possible action to approve an administrative permit for an outdoor community event for the Renown Health Foundation with a Beach Boys concert. The event will be held at Montreux Golf & Country Club Inc., 17150 Bordeaux Drive on June 5, 2022, from 1:30 p.m. to 8:00 p.m. with approximately 600 people in attendance.

- Applicant: Renown Health Foundation
- Property Owner: Montreux Golf & Country Club Inc.
- Location: 17150 Bordeaux Drive
- APN: 148-010-55
- Parcel Size: 56.173 acres
- Master Plan: Suburban Residential (SR) & Rural (R)
- Regulatory Zone: 50% Low Density Suburban (LDS) & 50% General Rural (GR)
  
- Area Plan: Forest
- Development Code: Authorized in Article 808, Administrative Permits
- Commission District: 2 – Commissioner Lucey
- Staff: Katy Stark, Planner  
Washoe County Community Services Department  
Planning and Building Division
  
- Phone: 775-328-3618
- Email: [krstark@washoecounty.gov](mailto:krstark@washoecounty.gov)

Planner Stark provided a presentation.

Hannah Stiegel, the Applicant Representative, was available to answer questions.

There was no response to the request for public comment.

Member Stanley asked about security and sheriff numbers. Ms. Stiegel noted there would be eight security guards, two Washoe County sheriffs, and two REMSA paramedics.

There were no further questions for the applicant or staff.

**Motion: Member Stanley moved that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Board of Adjustment approve Administrative Permit Case Number WADMIN22-0005 for Renown Health Foundation, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Development Code Section 110.808.25:**

- (a) **Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Forest Area Plan;
- (b) **Improvements.** That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- (c) **Site Suitability.** That the site is physically suitable for a one-day outdoor community event, and for the intensity of such a development;

(d) **Issuance Not Detrimental.** That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;

(e) **Effect on a Military Installation.** Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Member Pierce seconded the motion which carried 4 to 0 in favor. Member Thomas was absent.

**D. Special Use Permit Case Number WSUP21-0033 (Williams Scotsman) [For possible action]** - For hearing, discussion, and possible action to approve a special use permit to allow for storage of manufactured home style portable buildings within an Industrial regulatory zone. There are also requests to vary standards to waive the requirements for paving the driveways and storage yard, waive additional screening beyond the slatted chain link fence surrounding the site, waive improvements to stormwater drainage, and waive additional landscaping beyond the existing landscaping along both road frontages. The project site is currently occupied by a modular building business and the site would act as a storage facility for rental modular buildings between deliveries to job sites. These modular rental units are utilized as office and job site trailers.

- Applicant/Property Owner: Williams Scotsman, Inc.
- Location: 12050 Truckee Canyon Court, Washoe County
- APN: 084-090-41
- Parcel Size: 4.23 acres
- Master Plan: Industrial
- Regulatory Zone: Industrial (I)
- Area Plan: Truckee Canyon (TC)
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 4 – Commissioner Hartung
- Staff: Katy Stark, Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775-328-3618
- Email: [krstark@washoecounty.gov](mailto:krstark@washoecounty.gov)

Planner Stark provided a presentation.

Mike Raley, the Applicant Representative, provided a brief overview of the site.

Member Stanley asked about the requirement for landscaping. Mr. Raley stated that Mod Space developed the site to current code standards. After some calculations, it was determined that one additional tree will be added to the existing landscape and will be required to meet the conditions. Mr. Raley said he worked with Ms. Stark and agreed with all the conditions.

There was no response to the request for public comment.

**Motion: Member Christensen moved that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment partially approve with conditions Special Use Permit Case Number WSUP21-0033 for Williams Scotsman, Inc., with the conditions included as Exhibit A to this matter. This partial approval includes approval of**

the proposed heavy industrial use, approval to waive paving requirements for the internal driveway and storage yard, wave the will serve letter from TMWA, and varying the screening standards with written approval from abutting property owners for all yards except the front yard on Canyon River Ct. but requiring code to be met for screening of trash enclosures, completing or maintaining improvements to stormwater drainage, and meeting all required landscaping code requirements. All five findings can be met in accordance with Washoe County Code Section 110.810.30:

- (a) **Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Truckee Canyon Area Plan;
- (b) **Improvements.** That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- (c) **Site Suitability.** That the site is physically suitable for storage of manufactured home style portable buildings and for the intensity of such a development;
- (d) **Issuance Not Detrimental.** That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
- (e) **Effect on a Military Installation.** Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Member Pierce seconded the motion which carried 4 to 0 in favor. Member Thomas was absent.

**E. Special Use Permit Case Number WSUP22-0003 (Highway 34 Storage) [For possible action]** - For hearing, discussion, and possible action to approve a special use permit for storage of operable vehicles, inoperable vehicle storage, and personal storage use types. The personal storage use type is allowed without a special use permit within the High Desert Area Plan Modifiers. The applicant is also requesting to vary landscaping, screening, and paved parking standards.

- Consultant: Christy Corporation, Ltd
- Applicant / Property Owner: Bright-Holland Co.
- Location: 0 State Route 34, Washoe County, NV 89412
- APN: 071-372-02
- Parcel Size: 51.03 acres
- Master Plan: Rural
- Regulatory Zone: General Rural
- Area Plan: High Desert
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 5 – Commissioner Herman
- Staff: Courtney Weiche, Senior Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775-328-3608
- Email: [cweiche@washoecounty.gov](mailto:cweiche@washoecounty.gov)



Senior Planner Weiche provided a presentation.

Mike Raley, the Applicant Represent, was available to answer questions.

Member Stanley asked what kind of vegetation would be used to landscape the berm. Mr. Raley said it would be earth and berm, vegetated with sagebrush and other native plants to blend with the natural environment and screen the fence and storage behind it. It's another layer of screening.

There was no response to the request for public comment.

**Motion: Member Pierce moved that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP22-0003 for Highway 34 Storage, Bright-Holland Co, with the conditions included as Exhibit A and with an addition of Condition 1.L. to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30:**

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the High Desert Area Plan;**
- (b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;**
- (c) Site Suitability. That the site is physically suitable for an operable vehicle storage, inoperable vehicle storage, and light warehousing and storage use and for the intensity of such a development;**
- (d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;**
- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.**

**Member Stanley seconded the motion which carried 4 to 0 in favor. Member Thomas was absent.**

The Board took a recess at 2:54 p.m. and resumed the meeting at 3:03 p.m.

**F. For Special Use Permit Case Number WSUP22-0008 (Ron Bell Residence) [For possible action]** - For hearing, discussion, and possible action to approve a special use permit to replace a manufactured home on a parcel with the regulatory zone of Neighborhood Commercial (NC), which requires a special use permit per Sun Valley Area Plan policy SUN.1.2.a and Washoe County Code Table 110.302.05.1.

- Applicant/Property Owner: Ron Bell
- Location: 5134 Sun Valley Blvd.
- APN: 085-021-82
- Parcel Size: 0.18 acres
- Master Plan: Commercial (C)
- Regulatory Zone: Neighborhood Commercial (NC)

- Area Plan: Sun Valley
- Development Code: Authorized Article 302, Allowed Uses & Article 810, Special Use Permits
- Commission District: 3 – Commissioner Jung
- Staff: Julee Olander, Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775-328-3627
- Email: [jolander@washoecounty.gov](mailto:jolander@washoecounty.gov)

Planner Olander provided a presentation.

Applicant, Ron Bell, was present and available for questions.

There was no response to the request for public comment.

There were no questions for the applicant or staff.

**Motion: Member Stanley moved that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP22-0008 for Ron Bell, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30:**

- (a) **Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Sun Valley Area Plan;
- (b) **Improvements.** That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- (c) **Site Suitability.** That the site is physically suitable for residential development and for the intensity of such a development;
- (d) **Issuance Not Detrimental.** That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
- (e) **Effect on a Military Installation.** Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Member Pierce seconded the motion which carried 4 to 0 in favor. Member Thomas was absent.

**G. Special Use Permit Case Number WSUP22-0009 (Canine Rehabilitation and Cat Shelter) [For possible action]** - For hearing, discussion, and possible action to approve a special use permit to add a new 4,000 SF cat shelter, with a 3,750 SF training facility, and 5,000 SF multi-purpose outdoor education center at a site with an existing commercial kennel.

- Applicant/Property Owner: Canine Rehabilitation Center & Sanctuary
- Location: 555 US Hwy 395 S
- APN: 046-080-16

- Parcel Size: 5.2 acres
- Master Plan: Commercial (C)
- Regulatory Zone: General Commercial (GC)
- Area Plan: South Valleys
- Development Code: Authorized Article 302, Allowed Uses & Article 810, Special Use Permits
- Commission District: 2 – Commissioner Lucey
- Staff: Julee Olander, Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775-328-3627
- Email: [jolander@washoecounty.gov](mailto:jolander@washoecounty.gov)

Planner Olander provided a presentation.

Kristen Campbell, Applicant Representative provided a presentation.

Member Stanley asked about the average stay length for the clients. Ms. Campbell said the clients stay with us for six months to two years, depending on what they have been through. They weren't going to survive at other organizations, and they came to us for recovery and behavioral help.

Public Comment:

Elizabeth Aiello (Chambers), Washoe County resident for two years, said she supports this project. She said we are lucky to have a facility like this. They treat the dogs unbelievably.

Pearl Lecramer (Zoom), one of the owners of the parcels behind the building, said; that unfortunately, the current fencing is on their parcel. She said she has spoken with staff members to get the fence removed so they could enjoy their space. She said they don't see anywhere in the plans where they will address the fence issue.

Ms. Campbell said she would be happy to speak with Pearl. She said she hadn't received any comment about that but was happy to speak with them.

Chair Hill said Washoe County Health District requires confirmation that the sewage system has adequate capacity. Ms. Campbell said an agency came out and told them that the Cattleman's had used it far more excessively then the applicant plans to use it. She said it's part of our conditions, and we are ok with it. It is old however and they do need to have someone go out to make sure it can handle the addition of the cat cottage and check its condition.

Member Stanley said a statement regarding percolation from the Washoe County-Storey Conservation District for drainage and percolation met by conditions. Ms. Olander stated they requested a retention basin and low-flow channel between inlet and outlet pipe lining the flow between 4-inch and 6-inch rock. Additionally, construct a 2x3 infiltration trench. Ms. Olander said we rely on our engineering department for what is proposed. The Washoe County-Storey Conservation District is concerned about runoff which has been addressed.

**Motion: Member Pierce moved that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP22-0009 for Canine Rehabilitation Center & Sanctuary, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30:**

- (a) **Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the South Valleys Area Plan;
- (b) **Improvements.** That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- (c) **Site Suitability.** That the site is physically suitable for commercial kennel, and for the intensity of such a development;
- (d) **Issuance Not Detrimental.** That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
- (e) **Effect on a Military Installation.** Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Member Stanley seconded the motion which carried 4 to 0 in favor. Member Thomas was absent.

#### 9. Chair and Board Items

- A. Future Agenda Items - None
- B. Requests for Information from Staff

Member Pierce inquired about the status of the Silver Circle item heard previously by this Board. DDA Large noted that the item got continued from this meeting. That item will be heard the week of the 24<sup>th</sup>. There is no official word from the Board of County Commissioners.

#### 10. Director's and Legal Counsel's Items

- A. Report on Previous Board of Adjustment Items - None
- B. Legal Information and Updates - None

#### 11. Public Comment

There was no response to the request for public comment.

#### 12. Adjournment

The meeting adjourned at 3:30 p.m.

Respectfully submitted by Misty Moga, Independent Contractor

Approved by Board in Session on June 2, 2022

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Trevor Lloyd  
Secretary of the Board of Adjustment